

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4808 WEST WILLIAM CANNON DRIVE IN THE EAST OAK HILL NEIGHBORHOOD PLAN AREA FROM SINGLE FAMILY RESIDENCE-STANDARD LOT-NEIGHBORHOOD PLAN (SF-2-NP) COMBINING DISTRICT TO LIMITED OFFICE-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LO-MU-CO-NP) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from single family residence-standard lot-neighborhood plan (SF-2-NP) combining district to limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2008-0115, on file at the Neighborhood Planning and Zoning Department, as follows:

A 2.153 acre tract of land, more or less, out of the Thomas Anderson Survey No. 17, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 4808 West William Cannon Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the limited office (LO) base district, the mixed use combining district, and other applicable requirements of the City Code.

**PART 3.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

Impervious cover on the Property may not exceed 8.64 percent.

**PART 4.** The Property is subject to Ordinance No. 20081211-098 that established the East Oak Hill neighborhood plan combining district.



07/11/2006 11:52 FAX

**Exhibit A**

0001

**STEVE H. BRYSON  
SURVEYING CO.**

2499 Cap. of TX Hwy. S.,  
Bldg. A, Ste. 205  
Austin, TX 78746  
(512) 347-9505  
Fax: (512) 347-9510

**FIELD NOTES**

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE THOMAS ANDERSON SURVEY NO. 17, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAID TRACT MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO JANE C. SCHAEFFER BY DEED RECORDED IN VOLUME 6657, PAGE 1317 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF AUSTIN IN THAT CERTAIN STREET DEED RECORDED IN VOLUME 9440, PAGE 998 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING 2.153 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at an iron pin found at the intersection of the Westerly line of said Schaeffer tract and the Northerly right-of-way line of William Cannon Drive West as conveyed for right-of-way by said Street Deed, said right-of-way being of varied width, said point being the Southeasterly corner of a tract of land conveyed to Venturina Biggs by deed recorded in Document No. 2000102962 of the Official Public Records of Travis County, Texas, for the Southwesterly corner and the **POINT OF BEGINNING** of the herein described tract,

**THENCE**, with the Westerly line of said Schaeffer tract, the following two (2) courses and distances numbered 1 and 2,

1. N30°50'21"E, following common division line of said Schaeffer and Biggs tract, 517.45 feet to an iron pin set at the apparent Northwesterly corner of said Biggs tract, same being the most southerly corner of Lot 10, Westcreek Section One Amended, a subdivision recorded in Volume 76, Page 384 of the Plat Records of Travis County, Texas,
2. N30°42'18"E, following the common division line of said Lot 10 and said Schaeffer tract, 118.28 feet to an iron pin set at the Southeasterly corner of said Lot 10, same being the Southwesterly corner of Lot 11 of said subdivision, and the apparent Northwesterly corner of said Schaeffer tract, for the Northwesterly corner of the herein described tract,

**THENCE**, S72°51'00"E, following the common division line of said subdivision and said Schaeffer tract, 153.00 feet to an iron pin set in the Westerly line of Lot 13, at the Southeasterly corner of Lot 12 of said subdivision, same being the Northeasterly corner of said Schaeffer tract, for the Northeast corner of the herein described tract,

**THENCE**, with the Easterly line of said Schaeffer tract, the following two (2) courses and distances numbered 1 and 2,

1. S30°57'00"W, following common division line of said Schaeffer tract and said Lot 13, 138.73 feet to an iron pin set at the Southwesterly corner of said Lot 13, same being the Northwesterly


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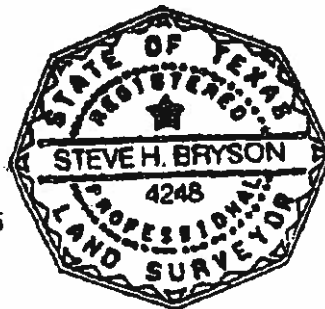
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corner of Lot 1, Westcreek Section Ten Phase I, a subdivision recorded in Volume 82, Page 360 of said Plat Records,

- 2 S30°44'14"W, passing an iron pin found in the Easterly line of said Schaeffer tract, at the Southwesterly corner of said Lot 1, continuing for a total distance of 488.81 feet to an iron pin found in the Northerly right-of-way line of said William Cannon Drive West, for the Southeasterly corner of the herein described tract,

THENCE, N75°45'18"W, following said right-of-way line as conveyed by said Street Deed, 155.45 feet to the POINT OF BEGINNING containing 2.153 Acres Of Land

  
Steve H. Bryson - R.P.L.S. No. 4248  
STEVE H. BRYSON SURVEYING CO.  
2499 Capital of Texas Hwy, So., Bldg A, Suite 205  
Austin, Texas, 78746  
Ph: (512) 347-9505 Fax: (512) 347-9510



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**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

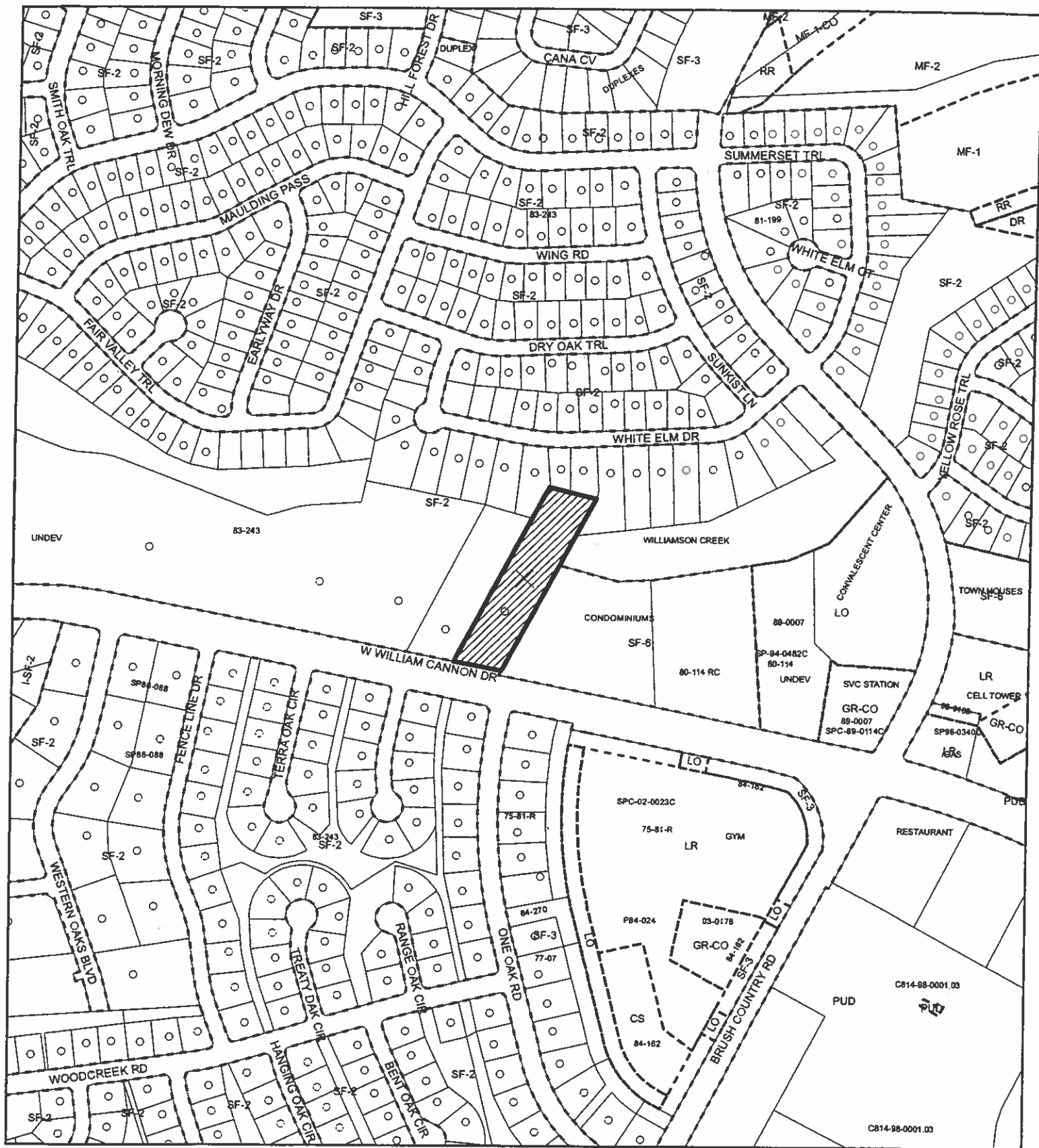


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GUERREROR \$32.00




DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS



## ZONING Exhibit B



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

ZONING CASE#: C14-2008-0115  
 ADDRESS: 4808 W WILLIAM CANNON DR  
 SUBJECT AREA: 2.15 ACRES  
 GRID: D18  
 MANAGER: W. RHOADES

OPERATOR: S. MEEKS



1" = 400'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

## RECREATION EASEMENT

THE STATE OF TEXAS   §  
                                  §  
COUNTY OF TRAVIS    §

\_\_\_\_\_ of \_\_\_\_\_ County, Texas, whose mailing address is \_\_\_\_\_, (called "Grantors", whether one or more), in consideration of the sum of \$10.00 and other good and valuable consideration to Grantors in hand paid, by the City of Austin, the receipt and sufficiency of which is acknowledged, have this day **GRANTED** and **CONVEYED** and by these presents do **GRANT** and **CONVEY** unto the City of Austin, a municipal corporation situated in the Counties of Hays, Travis and Williamson and whose address is P.O. Box 1088, Austin, Travis County, Texas, 78767-8839, Attention: Real Estate Services Division, a easement for recreational purposes (including but not limited to park greenbelt, pedestrian, hike and bike trails) to construct, operate, maintain, repair, replace and upgrade, in, upon and across the following described land, to-wit:

All that certain parcel of land, lying, and being situated in the Travis County, Texas, described in the attached **EXHIBIT "A"** and made a part hereof for purposes ("Property").

**TO HAVE AND TO HOLD** the same perpetually to the City of Austin, its successors and assigns, together with the right and privilege at any and all times to enter all or part of the Property to construct, operate, maintain, replace, upgrade and repair for use as a public recreation easement, subject, however, to all ordinances and amendments thereto passed by the City Council of the City of Austin, the Charter of the City of Austin and any amendments thereof.

**GRANTORS** do hereby bind themselves, their heirs, successors, assigns and legal representatives to warrant and forever defend all and singular the recreation easement and all rights unto the said Grantee, its successors and assigns, against every persons whomsoever lawfully claiming or to claim the same or any part thereof.

**EXECUTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

**GRANTORS:**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**ACCEPTED AND AGREED:**

By: \_\_\_\_\_  
Stuart Strong, Assistant Director  
Parks and Recreation Department  
City of Austin

Date: \_\_\_\_\_

STATE OF TEXAS           §  
                                     §  
COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on \_\_\_\_\_, 2008 by  
\_\_\_\_\_, \_\_\_\_\_, of \_\_\_\_\_, a \_\_\_\_\_ corporation, on  
behalf of said corporation.

[SEAL]

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_

**After Recording Return To:**

City of Austin  
Contract and Land Management Department  
Real Estate Services Division  
P.O. Box 1088  
Austin, Texas 78767-8839

Attn: Marsha L. Schulz

File #: \_\_\_\_\_

TCAD #: \_\_\_\_\_





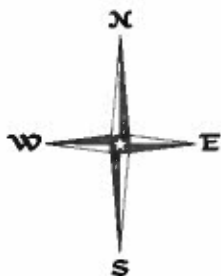
Creek Centerline

4808 William Cannon

175' Recreation Easement

TCAD Parcels

0 50 100 200 300 400 Feet

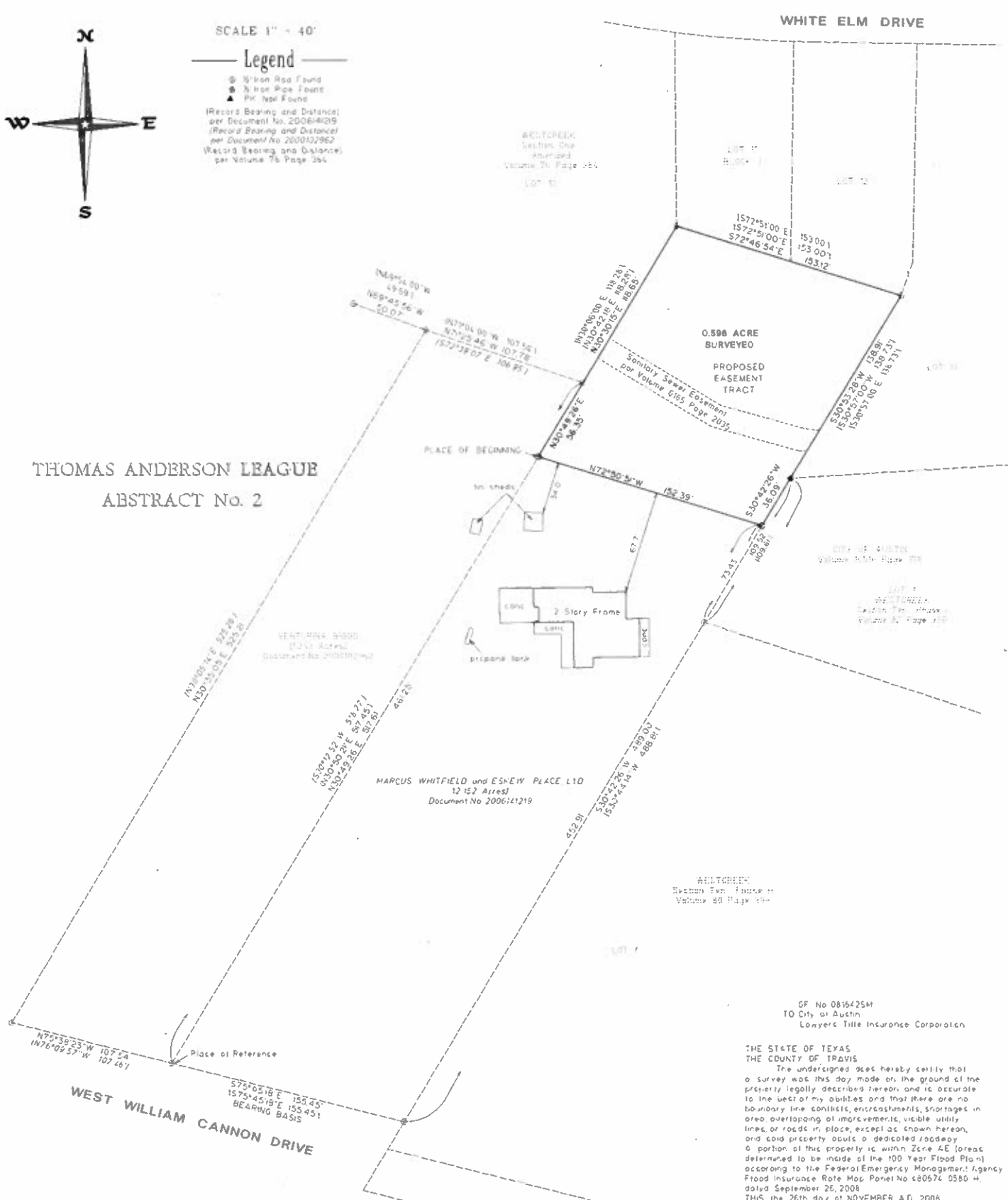


SCALE 1" = 40'

### Legend

- Iron Rod Found
  - ▲ Iron Pipe Found
  - ▲ Pin Nails Found
- (Record Bearing and Distance)  
per Document No. 2006-41219  
(Record Bearing and Distance)  
per Document No. 2000-02962  
(Record Bearing and Distance)  
per Volume 75 Page 356

## THOMAS ANDERSON LEAGUE ABSTRACT No. 2



OF No 0816425M  
TO City of Austin  
Lanyard Title Insurance Corporation

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is accurate to the best of my abilities and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and said property abuts a dedicated roadway a portion of this property is within Zone AE (areas determined to be inside of the 100 Year Flood Plain) according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No 80574 0580 W, dated September 26, 2008

THIS the 26th day of NOVEMBER, A.D. 2008

SURVEY MAP TO ACCOMPANY FIELD NOTE DESCRIPTION OF  
0.596 ACRE OF LAND OUT OF THE THOMAS ANDERSON LEAGUE,  
ABSTRACT No. 2 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF  
THAT CERTAIN 12.153 ACRES TRACT OF LAND AS CONVEYED TO  
MARCUS WHITFIELD AND ESHEEW PLACE, LTD. BY DEED RECORDED  
IN DOCUMENT No. 2006141219 OF THE OFFICIAL PUBLIC RECORDS  
OF TRAVIS COUNTY, TEXAS.

BY  
Holt Carson,  
Registered Professional Land Surveyor No 5166  
HOLT CARSON, INCORPORATED  
PROFESSIONAL LAND SURVEYORS  
1904 FORTVIEW ROAD  
AUSTIN, TEXAS 78704  
15127442-D990